March 30, 1988

Bellevue entertainment park to open in June

By Tom Murphy
Press-Gazette

A $2.5 million family entertainment complex, offering water slides, a go-kart track and miniature golf, will open in Bellevue in early June.

The 25-acre complex, Slip 'N Slide Waterpark, is located midway between Bellevue Street and Lime Kiln Road on Allouez Avenue.

Donald M. Stewart of Green Bay and Barry Zinkel of Manitowoc are the developers of the independent operation.

"We expect to attract about 100,000 people this year," Stewart said Tuesday. "Our local draw area is 60 miles to the south, 80 miles west and 120 miles north."

Parking for 1,500 vehicles will be available.

Stewart expects to employ 80 persons full time from the park's opening until Labor Day weekend.

He said tourism industry representatives he has spoken with "are excited with our park because it gives visitors a reason to stay longer in the Green Bay area."

Earth-moving equipment is leveling 14,000 cubic yards of fill this week. Another 30,000 cubic yards will be needed to build a hill to accommodate water slides 35 feet and 60 feet high.

The slides will be 300 to 400 feet long, Stewart said.

Other attractions will include two swimming and wading pools, a restaurant, store, video arcade and landscaped sun deck.

The existing Pirate's Putting Park, an 18-hole miniature golf course, is incorporated in the design, Stewart said. He opened that last year.

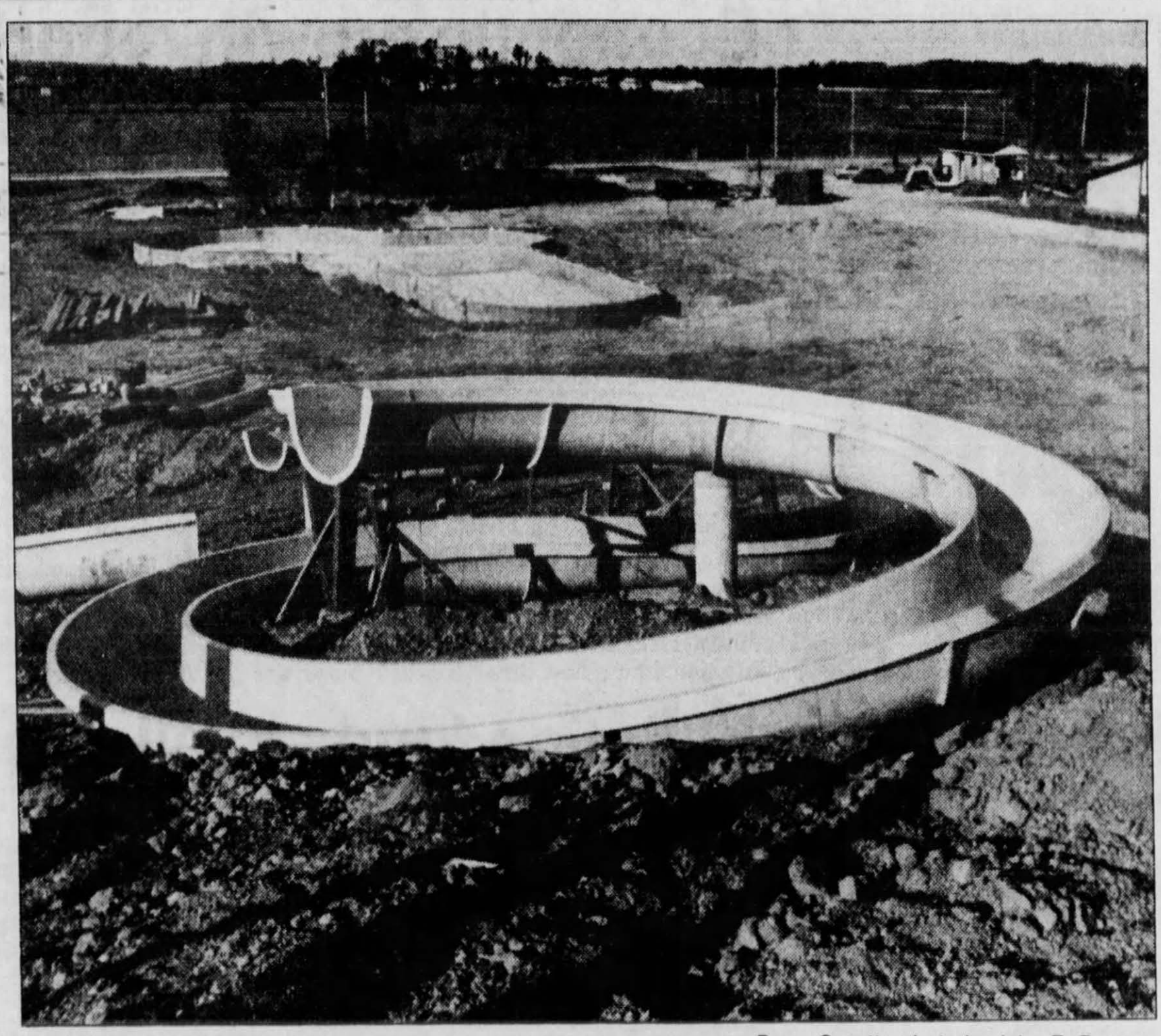
Several food stands will be located throughout the complex. Rock garden waterfalls and landscaping and flower gardens also are planned, he said.

Two private shelter areas will be available by reservation for family reunions and business outings. Each will accommodate 100 persons and include the use of volleyball courts, grills and catering services.

Stewart said certified lifeguards will be stationed throughout the park and Coast Guard-approved life vests will be available without charge for children and non-swimming adults.

The 1,000-foot go-kart track will be banked and include inclines, he said.

Stewart is general contractor for the project and will manage the park. He also is an officer in the Brown County Sheriff's Department.



Press-Gazette photo by John E. Roemer

Big slide: Construction continues on the Slip 'N Slide Waterpark in Bellevue. The June opening has been delayed pending delivery of additional parts for the slide. A 42-foot tall tower will be the starting point for the slide.

Work resumes on waterpark in Bellevue; opening delayed

By Harry Maier
Press-Gazette

Slip 'N Slide Waterpark in the town of Bellevue is back on its construction track, according to Barry Zinkel, sole owner and investor in the project.

Don Stewart, a Brown County Sheriff's Department officer who had been managing the construction, is no longer associated with the project, Zinkel said Wednesday.

Because of the change in management, Zinkel said the project temporarily had been halted, but construction has resumed.

The $2.5 million park had been scheduled to open the weekend of June 9-11, but now has been delayed for up to two months. It is located on Allouez Avenue, just east of Bellevue Street.

"We will try to open this season," Zinkel said, "but there is no guarantee. We definitely will open by next (1989) Memorial Day.

"We don't want to break down the quality of the project. If we have to wait a year, we will," Zinkel said.

One of the construction problems the company faced, Zinkel said, was widening the base of the creek that flows through the property.

The creek drains a 2,000-acre area in Bellevue. The base is being widened by 12 feet to increase its water-carrying capacity. That work is being done with the approval of the state Department of Natural Resources.

Because of that work, two bridges will have to be constructed at a higher level, and the widening took out six or seven holes of the existing miniature golf course, which will have to be replaced.

The slide will be attached to a 42-foot tall tower on top of an earthen mound that has been constructed.

"Crews are on the job 12 hours a day," Zinkel said.

The park will also include the existing Pirate's Putting Park miniature golf course and a go-kart track, he said.

Zinkel said he plans to bring more investors into the project.

He said 11,000 persons are expected for the park's opening weekend, which is far in excess of its 2,500 per day capacity.

"Those were from groups, without even selling a single admission ticket," he said.

The park expects to employ 85 to 100 persons during the summer season.

Zinkel, 49, is involved in several business. He owns Zinkel Enterprises of Manitowoc, which is engaged in paper and secondary fibers; and Clipper City Propane Inc.

He is also a major investor, director and vice president of the Inn on Maritime Bay and is part owner and secretary of American Quality Fibers in Menasha.

Metro/State

Ex-partners at legal odds over waterslide project

By Paul Srubas
and Tom Lyons
Press-Gazette

Two former partners in the proposed Bellevue waterslide park project in the town of Bellevue will argue their differences in court.

Barry Zinkel filed suit against former partner Donald Stewart, a Brown County Sheriff's Department officer who had been managing construction of the site.

Stewart, in turn, told the *Green Bay Press-Gazette* this morning that he will file his own suit against Zinkel, whom he accused of attempting to set up a ticket-skimming scheme.

Stewart said he has contacted the criminal division of the Internal Revenue Service about alleged past schemes by Zinkel.

Zinkel is seeking a restraining order and a declaratory judgment in Brown County Court against Stewart and his son, Daniel.

Judge N. Patrick Crooks signed an order to show cause why the judgments should be issued. A hearing on the matter is scheduled for June 6.

Zinkel is seeking an order restraining the two Stewarts from contacting him by telephone, from removing property from the development site and from visiting the site without permission.

Zinkel also wants a court judgment declaring that no contract or business relationship exists between Zinkel and the two Stewarts, and that the latter have no rights to the property being developed as the Slip 'N' Slide Waterpark in the town of Bellevue.

Zinkel alleges Stewart and his 17-year-old son threatened him over the telephone, and the threats have placed him in such a high state of anxiety that he has required medical treatment. He has had to take sedatives to continue to work on the project, the suit states.

Stewart said the falling out occurred because he would not go along with a ticket fraud scheme Zinkel had proposed.

"The partnership agreement that existed between Barry Zinkel and I was broken when my wife and I refused on three occasions to go along with Zinkel's plan to implement a large-scale, cash skimming operation through the sale of unnumbered group tickets (to the waterslide park)," Stewart said. "I had 7,000 people booked for opening weekend. That would have meant sales in excess of $100,000."

"Within the next 20 days, there will be a huge lawsuit filed against Mr. Zinkel for breach of contract on behalf of myself and over 50 employees who were promised summer jobs," Stewart said.

The park, originally scheduled to open the weekend of June 9-11, is on Allouez Avenue just east of Bellevue Street.

Feb. 3, 1989

$3,000 settlement ordered in waterpark dispute

Press-Gazette

A federal judge Thursday ordered the bankrupt estate of Donald and Cheryl Stewart to accept a $3,000 settlement as a disclaimer of any interest the couple has in an unfinished Bellevue amusement park.

The $3,000 was offered by Barry Zinkel of Manitowoc with whom Donald Stewart once worked to develop the $2.5 million Slip 'n Slide Waterpark on Allouez Avenue between Bellevue and Lime Kiln roads.

Zinkel was not available for comment on progess of construction at the waterpark. He said last year he plans a 1989 opening.

Judge James Shapiro ordered acceptance of the settlement after the trustee, attorney David Matyas of De Pere, said he could not find any documents that indicated the Stewarts had a financial interest in the park or in its real estate.

At a bankruptcy hearing last July, Stewart claimed he owned 50 percent of the park, a statement disputed by Zinkel's attorney.

Stewart, a Brown County Sheriff's Department officer, and his wife filed for bankruptcy last spring. They listed secured debts of $125,000 and unsecured debts of $536,361.